

Prepared by/Return to:
The Blackburn Law Firm, PLLC
6933 Crumpler, Suite B, Olive Branch, MS. 38654
(662) 895-6116 / FAX: (662) 895-6121

BK 0447 PG 0748

STATE MS.-DE SOTO CO. *AL*
FILED

JUL 9 1 15 PM '03

W. Franklin Miller, ET UX, d/b/a Miller
Construction, Co.,

Grantors

TO

Nolan C. Baker, ET UX

Grantees

BK 447 PG 748
W.E. DAVIS CH. CLK.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, we, **W. Franklin Miller and Peggy R. Miller, d/b/a Miller Construction, Co.**, Grantors do hereby grant, bargain, sell, convey and warrant unto **Nolan C. Baker and Stephanie J. Baker**, Grantees, as tenants by the entirety with full rights of survivorship and not as tenants in common, that certain real property lying and being situated in the County of De Soto, State of Mississippi, and being more particularly described as follows, to-wit:

Lot 19, College Park Subdivision, in Section 11, Township 2 South,
Range 6 West, DeSoto County, Mississippi, as per plat thereof
recorded in Plat Book 79, Pages 30-32, in the office of the Chancery
Clerk of DeSoto County, Mississippi.

The above described real property is conveyed subject to road rights of way, public utility easements and zoning, subdivision, and health department regulations of the City of Olive Branch, De Soto County, Mississippi; subject to any matters which might be revealed by an accurate current survey; subject to any prior reservation or conveyance of oil, gas or mineral rights of any kind or character whatsoever; subject to covenants, limitations, and restrictions of said subdivision as found on plat of said subdivision of record in Plat Book 79, pages 30-32 and/or elsewhere, of the records of De Soto County, Mississippi; and subject to taxes for the year 2003 and all subsequent years.

Taxes for the year 2003 are being pro-rated on an estimated basis as part of this closing, Grantors shall be liable and responsible to Grantees for any shortage in such amount which may be determined upon publication of said taxes. Grantees, their heirs, successors, and assigns shall be liable for the taxes for all subsequent years.

IN TESTIMONY WHEREOF, witness the signatures of the Grantors on this the 30th
day of June, 2003.

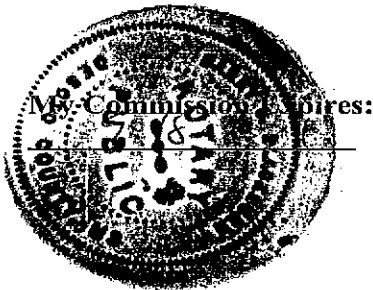

W. Franklin Miller


Peggy R. Miller

STATE OF MISSISSIPPI
COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority of law in and for this jurisdiction, the within named **W. Franklin Miller and Peggy R. Miller, d/b/a Miller Construction, Co.**, who acknowledged to me that they executed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned as their free and voluntary act and deed and for the purposes therein expressed.

GIVEN under my hand and official seal on this the 30th day of June, 2003.



[Signature]
NOTARY PUBLIC

Grantors:
W. Franklin Miller &
Peggy R. Miller

Address: 1932 St. Henry, 1490
Earle, Ar. 72331

Home Telephone: NA

Work Telephone: NA

Grantees:
Nolan C. Baker &
Stephanie J. Baker

Address:
4139 Amherst Drive
Olive Branch, MS 38654

Home Telephone: 893-4714

Work Telephone: 488-5748